

## **Meeting Minutes**

### **Zoning Board of Adjustment**

Tuesday, February 3, 2015  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

### **CALL TO ORDER**

The February 3, 2015 regular meeting of the Zoning Board of Adjustment was called to order at 5:00 pm by Chairman M.Ott. Members present: C.Dissell, B.Friest, N.Sungren, M.Ott, K.Tomlinson. Staff present: E.Jensen, E.Bodeker, J.Gould, E.Carstens, T.Kuhn.

### **AMENDMENTS TO THE AGENDA**

There were no amendments.

### **MINUTES OF THE JANUARY 6, 2015 MEETING**

Motion by K.Tomlinson to approve the January 6, 2015 meeting minutes as submitted. Second by M.Ott. Motion carried 5 – 0.

### **COMMUNICATIONS / CORRESPONDENCE**

There were no communications

### **BUSINESS ITEMS**

**#15-04      SB Communities, LLC**  
**The Sterling at Prairie Trail**  
**Part of Outlot “Z”, Estates at Prairie Trail Plat 3**  
**RE: Conditional Use Permit**

Chairman M.Ott opened the public hearing.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd. representing DRA Properties as the owner and SB Communities LLC, Jerry Slusky, as the developer explained that they are requesting a conditional use permit because the Prairie Trail PUD allows 8 units and less to be constructed under the current PUD and they are proposing a multi-building apartment complex with more than 8 units per building. He presented the Prairie Trail Master Plan and described the property as 15.35 acres located west of the Plaza Shops buildings. He presented the neighborhood plan and stated that the overall proposal consists of 2-story 10 & 12 unit structures adjacent to SW Plaza Parkway providing a transition from the single family homes to the north to the larger 36-unit buildings. Around the perimeter of the project, there will be 3-story 30-unit buildings. He described the first phase to include underground parking and the clubhouse which they believe will cater to a 55 and older group as well as young professionals. In addition to the underground parking there will be interior parking garages associated with each unit.

K.Tomlinson asked if there are other apartments planned in this area of Prairie Trail. Mr Culp identified the adjacent areas in the Prairie Trail Master Plan stating that it does not appear that there will be additional apartment buildings. K.Tomlinson asked if 305 units are planned. Mr.Culp concurred that there are.

Ted Rapp, DRA Properties, Inc, 1525 NE 36<sup>th</sup> Street, stated that the Master Plan has always envisioned this piece to be the predominate and possibly the only large apartment complex in the 1100 acres with the proximity to services like Hy-Vee and access to Oralabor and State Street going south, this 16 acres since 2006 was always targeted for multi-family. The area to the north is single family, the piece to the west is a possible business park.

Karl Chambers, Imprint Architects, 1605 N Ankeny Blvd, Suite 130, presented color renderings of the buildings, noting that they are very preliminary images and explained that the predominate style is Prairie School with emphasis on the horizontal, banding and long, deep overhangs. Building materials will include brick, horizontal lap siding and asphalt shingle roofs. He said that the buildings will need to be approved by the Prairie Trail Architecture Review Board.

**Staff Report:** E.Bodeker reported that the request is for a conditional use permit to allow The Sterling at Prairie Trail to construct structures with nine or more units per building in the Residential Mixed Use Neighborhood Precinct of Prairie Trail. The Prairie Trail PUD document requires a conditional use permit for any multiple family residential development with nine or more units per building. The PUD requires a conditional use permit due to the fact that the Prairie Trail PUD just has one general residential mixed-use precinct and does not designate any areas specifically for multi-family development. A conditional use permit allows the Board to review potential multi-family development in Prairie Trail to ensure they are located in appropriate locations within the development. The Sterling at Prairie Trail Neighborhood is located north of SW Oralabor Road, west of Plaza Shops at Prairie Trail and south of a future extension of SW Plaza Parkway. The Plaza Shops neighborhood is located to the east of the site, townhome and single family lots are located to the north of the site and undeveloped neighborhood commercial land is located to the west of the site. The neighborhood plan shows two 10-plex, three 11-plex, six 30-plex, and two 36-plex apartments with underground parking, accompanying garages and outdoor parking. The 10 and 11-plex buildings front SW Plaza Parkway; the two 36-plex buildings are located in the center of the site; and the 30-plex buildings surround the 36-plex buildings and front SW Oralabor Road. The neighborhood plan shows a 25 foot landscape buffer along the south side of the site which will provide screening from SW Oralabor Road. Pedestrian access is provided through sidewalk connections within the development and connections to public streets as well as the Plaza Shops neighborhood. The Sterling at Prairie Trail Development is consistent with the Prairie Trail Master Plan, PUD and the Sterling at Prairie Trail Neighborhood Plan. The staff position for the request for a conditional use permit for the Sterling at Prairie Trail Development is to recommend approval by the Board of Adjustment.

K.Tomlinson asked if there are plans for a stoplight in the future at SW College and SW Oralabor Road. E.Jensen responded that at this time, a traffic signal is planned for SW White Birch at SW Oralabor Road; access to the complex from SW White Birch would be from SW Plaza Parkway.

M.Ott asked if there will be a turn lane on to SW College from SW Oralabor Road. Mr.Culp stated that would be part of the review and study of SW College during design of that roadway. E.Jensen added that SW Oralabor Road is State Highway so it requires DOT approval.

Josh Miller, 2107 SW Reunion Circle, stated that his residence is just south of the proposed project and expressed concern regarding the continuing development of Prairie Trail and the effect on his neighborhood including a strain on the traffic situation which is already at capacity and the effect on the school system. He believes the southern portion of Prairie Trail would be better suited for single family development especially with consideration to the density of multi-family already in the area. He believes it is irresponsible for the city to allow this type of development, does not believe there is any benefit to existing residents and permitting this development it will erode the family friendly environment in south Ankeny.

Mr Culp stated that this area was identified with the Master Plan approval in 2007, the request is to allow more than 8 units per building. He understands that City staff is aware of the traffic situation and each development proposal will assess the impact on traffic.

K.Tomlinson commented that 600 people trying to access SW Oralabor Road by way of SW White Birch Drive will be a nightmare because of the narrowness of the roadway. She asked if there will be a light at SW Plaza Parkway and SW State Street. E.Jensen responded that at some point in the future that intersection is designated for a signal. He identified other locations for future signalization. He added that this area has been zoned for this use since 2007, the Board's charge is not to determine if multi-family should be located here, the Board's charge is to determine if what's being proposed is compatible with the surrounding area in terms of size of the structure, architecture, etc. K.Tomlinson suggested that if they were allowed only 8 units per buildings that would limit the overall number of units.

C.Dissell asked about the timing for construction of SW College Avenue. E.Jensen responded that the first phase will extend SW Plaza Parkway west to access the complex, the second phase will extend SW Plaza Parkway to SW College Ave. connecting to SW Oralabor Road. Mr.Rapp added that the timing is based on the absorption into phase one; phase two will dictate that SW College and Plaza Parkway be constructed simultaneously with that phase. Phase two will also dictate a traffic impact study and traffic counts and projections will be done. He said that the more roads that are constructed within Prairie Trail, the less traffic there is outside of Prairie Trail.

M.Ott asked what the timing is for signalization at SW Plaza Parkway and SW State Street. E.Jensen responded that intersections are studied annually and need to meet warrants for signalization.

C.Dissell asked if the units will be rentals and what the timing might be between phases. Mr Rapp stated that the units are rental, phase two will begin once a certain number of units have been rented in phase one. He added that a market study was done for this project and it was determined that this was the best location in the metro area for this project.

Motion by B.Friest to close the public hearing and receive and file documents. Second by C.Dissell. All voted aye. Motion carried 5 – 0.

B.Friest asked if this will need to go before the Plan & Zoning Commission. E.Jensen responded that the neighborhood plan was approved by the Commission and received approval from City Council at Monday's meeting.

C.Dissell said he understands the concern with traffic, however, he believes that there is more than enough being done, there will be a traffic study with the second phase to raise and address issues. He is comfortable moving forward.

N.Sungren commented that it's already zoned, it fits in with the surrounding area with the smaller 10-unit, 2-story as a buffer and is adjacent to the Plaza Shops, it's in a good location.

M.Ott said he believes it fits in and appreciates that it's going in before the single family.

K.Tomlinson said she thinks it looks nice, it's very well done, but she disagrees because of the traffic, there are way too many units, SW White Birch cannot handle the traffic because of the narrowness of the street. She believes there could be less density by not allowing the conditional use permit.

**Board Action on Filing #15-04 for The Sterling at Prairie Trail**

Motion by C.Dissell to grant a conditional use permit to allow The Sterling at Prairie Trail to construct structures with 9 or more units per building in the Residential Mixed Use Neighborhood Precinct. Second by B.Friest. Motion carried 4 – 1 (Nay: K.Tomlinson)

**NEW BUSINESS**

There were no questions regarding the Zoning Board of Adjustment 2014 Annual Report.

**Election of Chair and Vice Chair**

K.Tomlinson placed into nomination M.Ott to remain as Chair. Second by B.Friest. All voted aye.

K.Tomlinson placed into nomination N.Sungren to the position of Vice Chair. Second by M.Ott. All voted aye.

N.Sungren advised the Board that the City Council will hold a public hearing on the noise ordinance on February 16<sup>th</sup>.

**REPORTS**

**Renewed Special Use Permits**

#08-03 2005 S Ankeny Blvd., #300 – Wig & Pen Pizza Pub

#08-01 2732 SE Delaware Ave. – Old Chicago

#13-13 2325 SE Delaware Ave. – Noodles & Company

E.Jensen reported that the Special Use Permit renewals for the Outdoor Service Areas were approved administratively following staff review and no report of complaints from police, fire and code enforcement.

There being no further business, the meeting adjourned at 6:15 pm.

Submitted by, Trish Kuhn,

Recording Secretary, Zoning Board of Adjustment